

Nebraska City  
**A G E N D A**  
**City Council Meeting**  
October 3, 2016 - 6:00 p.m.  
**Call to Order**

“I am required by law to inform the public that a copy of the Open Meetings Act is posted on the bulletin board to your right. This meeting is being recorded. If you wish to speak, come to the podium, state your name and address and speak directly towards the microphone the entire time you are addressing the governing body. Thank you”.

1. **PLEDGE OF ALLEGIANCE**
2. **ROLL CALL**

**CONSENT**

3. Approve [minutes](#) from the September 19, 2016 City Council Meeting
4. Accepting the report of new claims against the City and approving disposition of claims set for the period of September 20, 2016 to October 3, 2016
5. Approve the [Service Agreement with CHI](#) Hospital to perform the City and NCU personnel annual health screenings.

**MAYOR’S APPOINTMENTS & ANNOUNCEMENTS**

6. Appointment of Steve Recker and Jeri Johns to the Board of Adjustment.

**PUBLIC HEARINGS**

7. [Public Hearing](#) on Liquor License Class C Application for Prairie City LLC DBA Prairie City Chophouse located at 610 Central Ave Nebraska City, NE 68410.

**NEW BUSINESS**

8. Discussion/action to approve the Class C [Liquor License Application](#) for Prairie City LLC DBA Prairie City Chophouse located at 610 Central Ave Nebraska City, NE 68410.
9. Discussion/action to approve the BPW recommendation for the lease buyout of the [Nissan Leaf](#).
10. Discussion/action to approve the BPW recommendation to replace [Truck #17](#) with a CNG converted truck and to remove and refurbish the fiber toolboxes, equip with specified equipment, and remount to chassis of truck #17.
11. Discussion/action to approve [Resolution 2720-16](#) to prohibit parking along Steinhart Park Rd and Arbor Ave.

**ADJOURNMENT**

Nebraska City  
CITY OF NEBRASKA CITY, NEBRASKA  
MINUTES OF CITY COUNCIL REGULAR MEETING  
September 19, 2016

Pursuant to due call and notice thereof, a Regular Meeting of the City Council of the City of Nebraska City was conducted in the William F. Davis Room at City Hall, 1409 Central Avenue, on September 19, 2016. Notice of the meeting was given in advance thereof by posting in at least three public places, the designated method for giving notice, as shown by the Certificate of Posting Notice attached to these minutes. Availability of the agenda was communicated in advance to the media, Mayor and Commissioners of this proceeding and said meeting was open to the public.

Mayor Bequette called the meeting to order at 6:00 p.m. The Mayor publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act was available for review and indicated the location of such copy posted in the room where the meeting was being held. Mayor Bryan Bequette then led in the Pledge of Allegiance. Upon roll call the following answered present: Erv Friesen, Jeff Crunk, Vic Johns, Gloria Glover and Mayor Bequette. Absent: None. The following City Officials were present: City Administrator Grayson Path, City Clerk-Treasurer Randy Dunster, Police Chief David Lacy, Fire Chief Alan Viox, Utilities Director Leroy Frana, and Library Director Rasmus Thoegeerson.

Mayor Bequette moved to approve the following consent items:

Approve minutes from the September 19, 2016 City Council Meeting.

Accepting the report of new claims against the City and approving disposition of claims set for the period of September 7, 2016 to September 19, 2016.

Motion seconded by Commissioner Crunk. Upon roll call the following voted YES: Friesen, Crunk, Glover, and Mayor Bequette. Voting NO: None. Abstain: Johns Motion carried.

CLAIMS LIST					
September 19, 2016					
Adkins Signs	Adv	100.00	NE Dept of Rev	Sls Tax	2,294.37
Alamar Uniforms	Uniform	367.66	ME Collins	Constr	562,290.40
Alfred Benesch	Constr	39,566.60	Matheson Tri-Gas	Sup	108.29
Arbor Mart, Inc	Fuel	2,095.22	MD Aquatics, LLP	Chem	1,178.00
Arbor Outdoor Po	Rep	6.58	Mead Lumber	Rep	306.46
ASPEN BUILDERS	Rfnd	200.00	Menards-Bellevue	Rep	275.10
BC Meyer Const	Rfnd	200.00	Mercer's	Rep	206.66
Wyant, B.	Reim	240.00	Lawrence, M.	Reim	240.00
Bell, C.	Reim	20.00	Miller Monroe Farrel	Ins	225.00
Benefiel Truck R	Rep	543.76	Napa Auto Parts	Rep	283.14
Bennett, R.	Rock	2,036.70	Nationwide Trust	Inv	2,146.00
Blankenship, C.	Reim	27.50	NC Area Econ Dev	LB840	2,450.18
Bob's Welding	Rep	49.00	NC Newspress	Adv	622.95
Bohl P&H	Rep	2,161.41	NC Public School	Rfnd	200.00
Bound Tree Med	Sup	2,491.51	NC Utilities	Utilities	14,073.23
Brown's Shoe Fit	Uniform	249.00	NCTC	Adv	100.00
Capital Business	Contr	157.97	Ne Dept of Roads	Contr	345,441.84
Card Services	Uniform	1,371.60	NSVFA	Dues	940.00
Casey's General	Fuel	37.47	O'Reilly Auto	Rep	305.82
Cede & Co	Interest	6,009.50	Otoe Co. Clerk	Contr	4,423.46
Citizen Printing	Sup	465.00	Otoe Co. Court	Court	23.00

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Nebraska City

City of NC WW	Artisit	1,586.75	Payroll	Payroll	98,888.26
Danko Emergency	Sup	285.80	PNC Equip	Lease	2,728.00
Douglas Tire Co.	Rep	735.48	Quality Brands	Bev	360.40
Eakes Office Sol	Sup	296.88	Right Choice Painting	Rep	1,175.00
EMS Billing Serv	Rfnd	4,884.64	River View Pest	Pst Cntrl	362.00
Fareway Stores	Sup	143.15	Schneider Electr	HazMat 75/25	3,640.00
Fireguard	Uniform	6,108.14	Shell	Fuel	2,049.42
First Wireless	Rep	162.00	Spiral Communication	Tele/Int	1,099.23
Galls	Uniform	394.28	Stryker Medical	Donation	2,430.00
Gatehouse Media	Adv	53.44	TASC	Ins	400.00
Goings Home	Rfnd	200.00	Thurman's Bike	Uniform	8.00
Grimm's Gardens	Plantings	1,159.37	Tielke's Sandwich	Concessions	127.29
Henry Motors	Rep	1,912.10	Tim Engel Constr	Rfnd	100.00
Hourly CIO	Dues	780.00	Tree City Tees	Uniform	117.00
Hoyle, S.	Rfnd	25.00	UHC	HRA	5,350.24
Ideal Pure Water	Sup	104.20	Unifirst Corpora	Contr	122.76
JEO Consulting	Constr	664.00	VAIRKKO	Computer	301.00
Johnny's Cycle	Rep	98.78	Verizon Wireless	Tele	14.04
Johnson, D.	Rnfd	100.00	Walters, Jeff	Rnfd	25.00
Landis Engine Co	Rep	30.00	Warner & Sons	Rep	800.00
Larson Motors	Rep	403.24	Westlake Ace	Sup	266.36
Lincoln Journal	Adv	44.09	Windstream, Inc.	Tele/Int	1,655.53
Loveland Grass P	Sup	1,338.75	Winter Equipment	Rep	1,392.96
Lyman-Richey San	Sup	3,927.54	Zetterholm, J.	Rfnd	200.00
Nationwide	Inv	12,953.65			

Mayor Bequette proclaimed October 2-8, 2016 as Public Power and Public Natural Gas Week. Adam Schlorholtz, a lineman for the Utilities and Ben Fedoris, a gas and water pipeline worker were both present to receive the recognition.

Mayor Bequette made a proclamation recognizing Women of Today. Christine Rife the local chapter president of Nebraska City Women of Today and Laura Wachter the advisor and State Chairman of the Board were present to receive the recognition.

Mayor Bequette opened the Public Hearing on Final Plat for Meriwether Point Subdivision located at 204 S. 60th Rd. Alan Viox spoke to explain the request. Mayor Bequette moved to close the Public Hearing, seconded by Commissioner Johns. Upon roll call the following voted YES: Johns, Crunk, Glover, Friesen and Mayor Bequette. Voting NO: None. Motion carried.

Treasurer's report was given, as of August 31, 2016, Total Nebraska City funds of \$8,028,158.39. Total Cash and Reserve for Nebraska City Utilities of \$16,463,615.06. Total City of Nebraska City and Utility funds \$24,491,773.45.

Council acknowledged receipt of City Administrator Report. Grayson Path spoke regarding his report.

Council acknowledged receipt of Utility Financial Report for period ending July 31, 2016

Council acknowledged receipt of Utility Claims for period ending August 31, 2016

Moved by Mayor Bequette and seconded by Friesen to approve Plat Application for Meriwether Point Subdivision. Upon roll call the following voted YES: Johns, Crunk, Glover, Friesen and Mayor Bequette. Voting NO: None. Motion carried.

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Moved by Mayor Bequette and seconded by Friesen to approve **Resolution 2719-16** to revise the Personnel Manual. Upon roll call the following voted YES: Johns, Crunk, Glover, Friesen and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Mayor Bequette and seconded by Friesen that the statutory rule requiring reading on three different days be suspended. Upon roll call the following voted YES: Johns, Crunk, Glover, Friesen and Mayor Bequette. Voting NO: None. Motion carried. Mayor Bequette declared that the motion adopted by three fifths vote of the council and the statutory rule suspended for the consideration of said ordinance. Moved by Mayor Bequette and seconded by Glover for final passage of **Ordinance 2980-16** for the sale of Deer Trail Subdivision. Upon roll call the following voted YES: Johns, Crunk, Glover, Friesen and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Mayor Bequette and seconded by Johns to approve Budget Policy. Commissioner Glover explained the Budget Policy. Upon roll call the following voted YES: Johns, Crunk, Glover, Friesen and Mayor Bequette. Voting NO: None. Motion carried.

Moved by Commissioner Friesen and seconded by Glover to approve insurance renewal bid from Homestate Insurance based on the dividend option. Upon roll call the following voted YES: Crunk, Glover, Friesen and Mayor Bequette. Voting NO: None. Abstain: Johns. Motion carried.

Moved by Commissioner Johns and seconded by Crunk to approve design and construction of North 11th Street/Bridge Project, and sending out Request for Qualification to hire Engineering firm. Upon roll call the following voted YES: Crunk, Glover, Friesen, Johns and Mayor Bequette. Voting NO: None. Motion carried.

City Attorney David Partsch gave an update on the Holiday Inn Express site location options.

Mayor Bequette gave recognition to all who were involved with a successful Applejack celebration.

Meeting Adjourned at 7:15 P.M.

## AFFIDAVIT

I, the undersigned City Clerk for the City of Nebraska City, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Mayor and Board of Commissioners, that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the City Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.

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Randy A. Dunster, City Clerk-Treasurer

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## CITY OF NEBRASKA CITY

1409 Central Avenue

Nebraska City, NE 68410-2223

Phone: 402-873-5515

Fax: 402-873-5685



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### Agenda Information Support Sheet

To: Mayor and Commissioners

Council Meeting: October 3, 2016

Agenda Item: # \_\_\_\_\_

Submitted By: Grayson Path, City Administrator

**A. Synopsis of Issue:**

- a. The City and NCU annual health screening is coming up for its Full-Time Employees and Holmes Murphy has designed a written agreement between both parties.
- b. At the time of preparation of this agenda sheet, the attached agreement has been approved by the NCU General Manager, City Administrator and City Attorney. It is still being reviewed by the CHI legal advisors.
- c. At the time of preparation of this agenda sheet, the rate/employee is still being developed by the CHI lab staff (blank on p.2 of the attached agreement).
- d. The date for the health screening is set for October 20<sup>th</sup>.

**B. Options:**

- a. Authorize the City Administrator to negotiate the health screening rate/employee, complete the agreement, sign and implement.
- b. Request that the agreement be brought back to the October 17<sup>th</sup> council meeting once the rate is known (if not known by the time of this City Council Meeting).

**C. Fiscal Note:**

- a. The City has paid its portion (NCU pays their own portion) out of 10-36-5040. This was budgeted for in FY16/17, and with the recent reduction in property insurance costs, this line item will be well below its budget by year end unless other unforeseen costs arise.
- b. Last year, CHI charged \$20/employee. Still waiting on their pricing for this year.
- c. The City has approximately 50 FT employees, some of which may not participate. If \$20/employee, maximum potential cost is \$1,000.00 to the City.

**D. Recommendation:**

- a. Authorize the City Administrator to negotiate the health screening rate/employee, complete the agreement, sign and implement.

**E. Background:**

- a. The City and NCU have provided its full-time employees an annual biometric health screenings to test for the presence of the 5 metabolic syndrome indicators.

## Nebraska City

- b. The results are provided to each employee (their own individual results) as well as the aggregate provided to Holmes Murphy to analyze and assist the City/NCU in determining the course of its health insurance program.
- c. In July, the City Council met with Craig Johnson, Holmes Murphy, to discuss the idea of combining the Health Screening program with a Wellness Program + Incentive for the Health Screening. The details of this have not been worked out as of yet and we are recommending that the standard Health Screening be offered for voluntary participation as in the recent past years. Once the details have been worked out, a presentation can be brought to the council.
- d. It is strongly advised that the City continue with these health screenings as it provides the employees with valuable health information that they can share with their Doctor and work to correct. Healthier employees have an impact on reducing the City's premiums each year.
- e. In years past, there has not been a written agreement. Holmes Murphy recommended that one be signed this year to guarantee that the City and employees receive what they are needing to receive. Administrative staff agrees.

\*\*\*\*\*

Department Heads: Submit this form to Dave Ritsch and Grayson Rath by 5:00 pm of the day the Agenda meeting is held.

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## Nebraska City

### **SERVICE AGREEMENT**

THIS SERVICE AGREEMENT is made and entered into effective as of September 15, 2016 by and between CHI Health St. Mary's and The City of Nebraska City (each being referred to individually as a "Party" and collectively as the "Parties").

**WHEREAS**, The City of Nebraska City desires to engage CHI Health St. Mary's and CHI Health St. Mary's desires to accept such an arrangement on the terms and conditions set forth herein.

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, both Parties mutually agree as follows:

**1. Engagement.** The City of Nebraska City hereby engages CHI Health St. Mary's as an independent contractor.

**2. Duties.** CHI Health St. Mary's shall perform various duties as outlined in Exhibit A, the "Statement of Work" below.

**3. Compliance with Laws.** In performing all work under this agreement, CHI Health St. Mary's shall comply with all applicable state, local and federal government laws and regulations in effect where such work is being performed and applicable to such work, and shall obtain all necessary permits. CHI Health St. Mary's and its employees, agents and subcontractors shall comply with all security and safety laws and regulations and any such requirements of Client that are in effect at any location where the work is performed.

The Parties agree to mutually cooperate to comply with all regulations relating to HIPAA (Health Insurance Portability and Accountability Act). In this connection, CHI Health St. Mary's acknowledges its status as a contractor for purposes of HIPAA and further acknowledges that CHI Health St. Mary's will receive from The City of Nebraska City certain information that may be deemed to be protected health information ("PHI"), as defined by HIPAA.

**4. Term.** The term of this Agreement shall commence on the Effective Date of September 15, 2016 and continue through December 31, 2016.

**5. Payments.** The City of Nebraska City shall pay CHI Health St. Mary's the fees set forth in the applicable Statement of Work in Exhibit A.

**6. Miscellaneous.** This Agreement together with any Statement of Work executed hereunder constitutes the entire agreement between the Parties pertaining to the subject matter hereof and supersedes all previous communications, agreements, and understandings between the Parties relating to the subject matter hereof. This Agreement is binding upon and shall inure to the benefit of each Party's successors and assigns. If any one or more of the provisions or portions of provisions of this Agreement shall be deemed by any court or quasi-judicial authority to be invalid, illegal or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions or portion of provisions contained herein shall not in any way be affected or impaired thereby, so long as the Agreement still expresses the intent of the Parties. If the intent of the Parties cannot be preserved, this Agreement shall either be renegotiated or rendered null and void. CHI Health St. Mary's may not assign this Agreement without the prior written consent of The City of Nebraska City. The City of Nebraska City may assign this Agreement upon giving ten days prior written notice to CHI Health St. Mary's. Changes or modifications to this Agreement or any Statement of Work may be made only in a writing executed by both Parties.

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Nebraska City

**EXHIBIT A  
STATEMENT OF WORK**

**Description of Work.** CHI Health St. Mary's shall perform the following Work for The City of Nebraska City pursuant to the terms and conditions of this Agreement dated September 15, 2016. PLEASE NOTE that this Statement of Work reflects the service expectations only for this period ending December 31, 2016.

<b>WORK TO BE PERFORMED</b>	<b>APPLICABLE FEE</b>
Conduct biometric screenings for The City of Nebraska City employees, consisting of the five metabolic syndrome risk factors: triglycerides, HDL cholesterol, blood pressure, blood glucose, and waist circumference	?
<p>Provide a confidential "individual report" within ten business days following the screening for each individual participant that includes:</p> <ol style="list-style-type: none"> <li>1. The results/values of each of the participant's completed assessments</li> <li>2. An indication of the participant's risk for metabolic syndrome (e.g., "The presence of 3 or more of the 5 risk factors indicates the presence of metabolic syndrome. The presence of 2 or less risk factors indicates no metabolic syndrome. Your screening results indicate that you have 4 of the 5 risk factors, therefore you currently possess metabolic syndrome.")</li> </ol> <p>NOTE: In accordance with the CDC, AHA, NHLBI, and the WHO (health agencies that endorse the metabolic syndrome standard), the following clinical values must be used for determining the presence of each of the five metabolic syndrome risk factors. Each respective risk is present if the value exceeds the thresholds below:</p> <ol style="list-style-type: none"> <li>1. Triglycerides: <math>\geq 150</math> mg/dL</li> <li>2. HDL Cholesterol: Men <math>&lt; 40</math> mg/dL, Women <math>&lt; 50</math> mg/dL</li> <li>3. Blood Pressure: <math>\geq 130/85</math> mm Hg</li> <li>4. Blood Glucose: <math>\geq 100</math> mg/dL</li> <li>5. Waist Circumference: Men <math>\geq 40</math> in, Women <math>\geq 35</math> in</li> </ol>	?
<p>Provide an "aggregate report" within 15 business days for The City of Nebraska City and Holmes Murphy (broker and consultant for the City of Nebraska City) that includes:</p> <ol style="list-style-type: none"> <li>1. The names of all participants who completed the screening, along with a total participation count</li> <li>2. The metabolic syndrome risk level of each participant: <ol style="list-style-type: none"> <li>a. The number of risk factors present (e.g., 2 of 5 risks)</li> <li>b. The numeric/clinical value of each biometric MUST NOT be included in this report to remain HIPAA compliant.</li> <li>c. The total number of participants who do possess metabolic syndrome (i.e., 3 or more of the 5 risk factors)</li> </ol> </li> </ol> <p>NOTE: This aggregate report can be provided in Excel if that is most convenient.</p>	?
<b>Total Fee Per Participant:</b>	?

City Council may vote a closed session by the affirmative vote of a majority of the voting members in a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close.



Nebraska City

**IN WITNESS WHEREOF**, the Parties have entered into this Agreement as of the Effective Date set forth above.

**The City of Nebraska City (CLIENT)**

Name (print):

Signature:

Title:

Date:

**CHI Health St. Mary's (CONTRACTOR)**

Name (print):

Signature:

Title:

Date:

Nebraska City

Erin,

Please publish the following once in the 9/23/2016 paper.

Thank you,  
Randy Dunster

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NOTICE OF HEARING

Notice is hereby given that Prairie City LLC, DBA Prairie City Chophouse has applied for a Class "C" (Beer, Wine & Distilled Spirits, On and Off Sale) liquor license at 610 Central Ave, Nebraska City, NE. Hearing on the application before the City Council will be held in the Bill Davis Room at City Hall, 1409 Central Avenue, Nebraska City, NE on the 3rd day of October, 2016, at 6:00 p.m. At the hearing any person may submit evidence to the Council in support or opposition of the issuance of the license.

Randy Dunster  
City Clerk-Treasurer

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1. ☒ Fingerprints are required for each person as defined in new application guide, found on our website under "Licensing Tab" in "Guidelines/Brochures". See Form 147 for further information, this form **MUST** be included with your application.
2. ☒ Enclose application fee of \$400 (nonrefundable), check made payable to the Nebraska Liquor Control Commission or you may pay online at PAYPORT.
3. ☐ Enclose the appropriate application forms;
  - Individual License (requires insert form 1)
  - Partnership License (requires insert form 2)
  - Corporate License (requires insert form 3a & 3c)
  - Limited Liability Company (LLC) (requires form 3b & 3c)
4. ☐ If building is being leased send a copy of signed lease. Be sure the lease reads in the name of the individual(s), corporation or Limited Liability Company (LLC) making application. Lease term must run through the license year being applied for.
5. ☐ If building is owned or being purchased send a copy of the deed or purchase agreement in the name of the applicant.
6. ☐ If buying the business of a current liquor license holder:
  - a. Provide a copy of the purchase agreement from the seller (must read applicants name)
  - b. Provide a copy of alcohol inventory being purchased (must include brand names and container size)
  - c. Enclose a list of the assets being purchased (furniture, fixtures and equipment)
7. ☐ If requesting to operate on current liquor license; enclose Temporary Operating Permit (OT) (form 125).
8. ☐ Enclose a list of any inventory or property owned by other parties that are on the premises.
9. ☐ For citizenship enclose U.S. birth certificate; U.S. passport or naturalization paper
  - a. For residency enclose proof of registered voter in Nebraska
  - b. See guideline for further assistance
10. ☐ Corporation or Limited Liability Company (LLC) must enclose a copy of articles of incorporation; as filed with the Secretary of State's Office. This document must show barcode.
11. ☐ Submit a copy of your business plan.

RECEIVED

AUG 12 2016

NEBRASKA LIQUOR  
CONTROL COMMISSION

RECEIVED

SEP 01 2016

NEBRASKA LIQUOR  
CONTROL COMMISSION

I acknowledge that this application is not a guarantee that a liquor license will be issued to me, and that the average processing period is 60 days. Furthermore, I understand that all the information is truthful and I accept all responsibility for any false documents.

Signature

Date

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**APPLICATION FOR LIQUOR LICENSE  
RETAIL**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: [www.lcc.nebraska.gov/](http://www.lcc.nebraska.gov/)

**RECEIVED**

**AUG 12 2016**

**NEBRASKA LIQUOR  
CONTROL COMMISSION**

**CLASS OF LICENSE FOR WHICH APPLICATION IS MADE AND FEES  
CHECK DESIRED CLASS**

**RETAIL LICENSE(S)**

Application Fee \$400 (nonrefundable)

- ☐ A BEER, ON SALE ONLY  
☐ B BEER, OFF SALE ONLY  
☒ C BEER, WINE, DISTILLED SPIRITS, ON AND OFF SALE  
☐ D BEER, WINE, DISTILLED SPIRITS, OFF SALE ONLY  
☐ I BEER, WINE, DISTILLED SPIRITS, ON SALE ONLY  
☐ AB BEER, ON AND OFF SALE  
☐ AD BEER ON SALE ONLY, BEER, WINE, DISTILLED SPIRITS OFF SALE  
☐ IB BEER, WINE, DISTILLED SPIRITS ON SALE, BEER OFF SALE ONLY

**RECEIVED**

**SEP 01 2016**

**NEBRASKA LIQUOR  
CONTROL COMMISSION**

☐ Class K Catering license (requires catering application form 106) \$100.00

Additional fees will be assessed at city/village or county level when license is issued

Class C license term runs from November 1 – October 31  
All other licenses run from May 1 – April 30  
Catering license (K) expires same as underlying retail license

**CHECK TYPE OF LICENSE FOR WHICH YOU ARE APPLYING**

- ☐ Individual License (requires insert 1 FORM 104)  
☐ Partnership License (requires insert 2 FORM 105)  
☐ Corporate License (requires insert 3a FORM 101 & 3c FORM 103)  
☒ Limited Liability Company (LLC) (requires form 3b FORM 102 & 3c FORM 103)

**NAME OF ATTORNEY OR FIRM ASSISTING WITH APPLICATION (if applicable)  
Commission will call this person with any questions we may have on this application**

Name \_\_\_\_\_ Phone number: \_\_\_\_\_

Firm Name \_\_\_\_\_

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# Nebraska City

## PREMISES INFORMATION

Trade Name (doing business as) Prairie City Chophouse

Street Address #1 610 Central Ave

Street Address #2 \_\_\_\_\_

City Nebraska city County OTOE

Premises Telephone number 402-416-4295

Business e-mail address \_\_\_\_\_

Is this location inside the city/village corporate limits: YES ☒ NO ☐

Mailing address (where you want to receive mail from the Commission)

Name William Heng

Street Address #1 610 Central Ave

Street Address #2 \_\_\_\_\_

City Nebraska city State NE Zip Code 68410

## DESCRIPTION AND DIAGRAM OF THE STRUCTURE TO BE LICENSED

### READ CAREFULLY

In the space provided or on an attachment draw the area to be licensed. This should include storage areas, basement, outdoor area, sales areas and areas where consumption or sales of alcohol will take place. If only a portion of the building is to be covered by the license, you must still include dimensions (length x width) of the licensed area as well as the dimensions of the entire building. No blue prints please. Be sure to indicate the direction north and **number of floors** of the building.

**\*\*For on premises consumption liquor licenses minimum standards must be met by providing at least two restrooms**

Building: length 160ft x width 70 in feet

Is there a basement? Yes ☒ No ☐

Is there an outdoor area? Yes ☐ No ☒

If yes, length 160 x width 70 in feet

If yes, length \_\_\_\_\_ x width \_\_\_\_\_ in feet

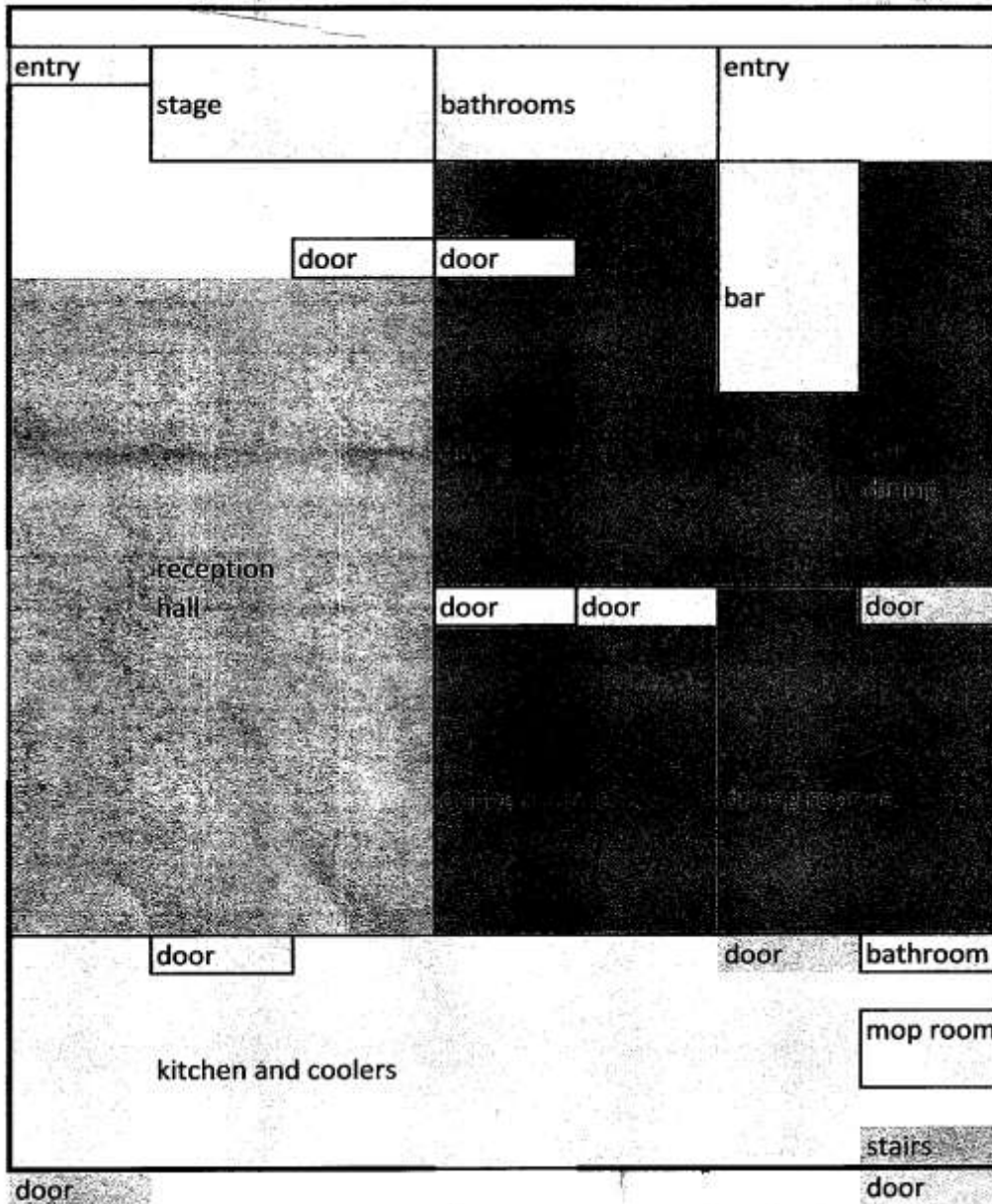
PROVIDE DIAGRAM OF AREA TO BE LICENSED BELOW OR ATTACH SEPARATE SHEET

SEP 01 2016

NEBRASKA LIQUOR  
CONTROL COMMISSION

City Council may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close.

# Nebraska City



1091

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NEBRASKA LIQUOR  
CONTROL COMMISSION

70'

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AUG 12 2015

NEBRASKA LIQUOR  
CONTROL COMMISSION

City Council may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close.

## Nebraska City

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Nebraska City

5. Are you borrowing any money from any source, include family or friends, to establish and/or operate the business?

\_\_\_\_ YES ☒ NO

If yes, list the lender(s) \_\_\_\_\_

6. Will any person or entity, other than applicant, be entitled to a share of the profits of this business?

\_\_\_\_ YES ☒ NO

If yes, explain. (all involved persons must be disclosed on application)

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CONTROL COMMISSION

**No silent partners**

7. Will any of the furniture, fixtures and equipment to be used in this business be owned by others?

\_\_\_\_ YES ☒ NO

If yes, list such item(s) and the owner. \_\_\_\_\_

8. Is premises to be licensed within 150 feet of a church, school, hospital, home for the aged or indigent persons or for veterans, their wives, and children, or within 300 feet of a college or university campus?

\_\_\_\_ YES ☒ NO

If yes, provide name and address of such institution and where it is located in relation to the premises (Neb. Rev. Stat. 53-177)(1)

Provide letter of support or opposition, see FORM 134 – church or FORM 135 - campus

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CONTROL COMMISSION

9. Is anyone listed on this application a law enforcement officer?

\_\_\_\_ YES ☒ NO

If yes, list the person, the law enforcement agency involved and the person's exact duties. \_\_\_\_\_

10. List the primary bank and/or financial institution (branch if applicable) to be utilized by the business.

a) List the individual(s) who will be authorized to write checks and/or withdrawals on accounts at this institution.

Great Western Bank - William Heng

11. List all past and present liquor licenses held in Nebraska or any other state by any person named in this application. Include license holder name, location of license and license number. Also list reason for termination of any license(s) previously held.

William Heng - Hengtime LLC - Frankfort and Olys Fremont NE.  
Lic was terming under hardship due to fire causing  
closure

## Nebraska City

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## Nebraska City

The undersigned applicant(s) hereby consent(s) to an investigation of his/her background and release present and future records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant(s) and spouse(s) waive(s) any right or causes of action that said applicant(s) or spouse(s) may have against the Nebraska Liquor Control Commission, the Nebraska State Patrol, and any other individual disclosing or releasing said information. Any documents or records for the proposed business or for any partner or stockholder that are needed in furtherance of the application investigation of any other investigation shall be supplied immediately upon demand by the Nebraska Liquor Control Commission or the Nebraska State Patrol. The undersigned understand and acknowledge that any license issued based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate or fraudulent.

Individual applicants agree to supervise in person the management and operation of the business and that they will operate the business authorized by the license for themselves and not as an agent for any other person or entity. Corporate applicants agree the approved manager will superintend in person the management and operation of the business. Partnership applicants agree one partner shall superintend the management and operation of the business. All applicants agree to operate the licensed business within all applicable laws, rules, regulations, and ordinances and to cooperate fully with any authorized agent of the Nebraska Liquor Control Commission.

Must be signed in the presence of a notary public by applicant(s) and spouse(s). See guideline for required signatures

  
\_\_\_\_\_  
Signature of Applicant

William Heng  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Signature of Applicant

Katie Drake-Heng  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Spouse

\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Signature of Spouse

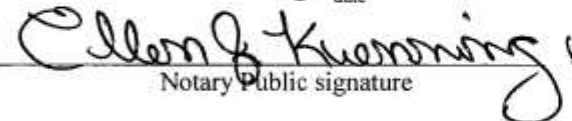
William Heng  
\_\_\_\_\_  
Print Name

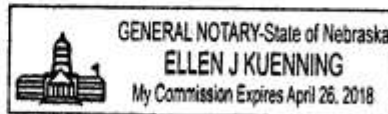
### ACKNOWLEDGEMENT

State of Nebraska  
County of Otoe

The foregoing instrument was acknowledged before me this

5<sup>th</sup> August 2016 by Katie Drake-Heng  
date name of person(s) acknowledged (individual(s) signing)

 by William Heng  
Notary Public signature



In compliance with the ADA, this application is available in other formats for persons with disabilities.  
A ten day advance period is required in writing to produce the alternate format.

City Council may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close.

Nebraska City

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Must be signed in the presence of a notary public by applicant(s) and spouse(s). See guideline for required signatures

  
\_\_\_\_\_  
Signature of Applicant

William Heng  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Signature of Applicant

Katie Drake-Heng  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Spouse

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Spouse

\_\_\_\_\_  
Print Name

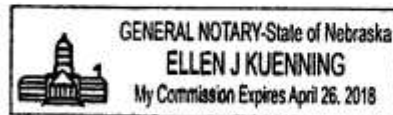
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County of Otoe

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5th August 2016 by Katie Drake-Heng  
date name of person(s) acknowledged (individual(s) signing)

Ellen J. Kuennenig by William Heng  
Notary Public signature



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PSUSAHENG//WILEY

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# Nebraska City

SYSTEM, IT CERTIFIES THE BELOW TO BE A TRUE COPY OF THE ORIGINAL RECORD ON FILE WITH THE NEBRASKA HEALTH AND HUMAN SERVICES SYSTEM, VITAL STATISTICS SECTION, WHICH IS THE LEGAL DEPOSITORY FOR VITAL RECORDS.

DATE OF ISSUANCE

08/07/2006

LINCOLN, NEBRASKA

*Stanley S. Cooper*  
STANLEY S. COOPER  
ASSISTANT STATE REGISTRAR  
HEALTH AND HUMAN SERVICES  
RECEIVED  
SEP 12 2015

NEBRASKA LIQUOR  
CONTROL COMMISSION

STATE OF NEBRASKA—DEPARTMENT OF HEALTH BUREAU OF VITAL STATISTICS CERTIFICATE OF LIVE BIRTH									
1. CHILD—NAME FIRST MIDDLE LAST William Scott Heng				2. SEX male	3. DATE OF BIRTH (Month, Day, Year) December 22, 1983			4. HOUR 11:26 a.m.	
5. HOSPITAL—NAME (If not in hospital, give street and number) St. Mary's Hospital, 1314 3rd Ave				6. INSIDE CITY LIMITS (Specify Yes or No) yes	7. CITY, TOWN, OR LOCATION OF BIRTH Nebraska City, Nebraska			8. COUNTY OF BIRTH Otoe	
9. I certify that the stated information concerning this child is true to the best of my knowledge and belief. 10a. (Signature) <i>G.L. Rademacher, M.D.</i>				11. DATE SIGNED (Month, Day, Year) 12-24-83			12. NAME AND TITLE OF ATTENDANT IF OTHER THAN CERTIFIER M.D.		
13. CERTIFIER—NAME AND TITLE (Type or print) G.L. Rademacher, M.D.				14. MAILING ADDRESS (STREET OR R.F.D. NO., CITY OR TOWN, STATE, ZIP) 218 N. 14th, Nebraska City, Nebraska 68410					
15. REGISTRAR—SIGNATURE <i>Ewald Schmitz</i>				16. RECEIVED MONTH DAY YEAR 12 29 1983			17. CITY AND STATE OF BIRTH (If not in U.S.A., Name Country) Omaha, Nebraska		
18. 7a. MOTHER—MAIDEN NAME FIRST MIDDLE LAST Cindy Lea Beebe				19. AGE (At time of this birth) 29		20. STREET AND NUMBER 707 4th Ave.			
21. RESIDENCE—STATE Nebraska				22. CITY, TOWN, OR LOCATION OF BIRTH (Specify Yes or No) yes		23. STREET AND NUMBER 707 4th Ave.			
24. MOTHER'S MAILING ADDRESS—Enter if not same as residence									
25. 10. FATHER—NAME FIRST MIDDLE LAST William Delmar Heng				26. AGE (At time of this birth) 32		27. CITY AND STATE OF BIRTH (If not in U.S.A., Name Country) Nebr. City, Nebraska			
28. 11a. I certify that the personal information provided on this certificate is correct to the best of my knowledge and belief. (Signature of Parent) <i>Andy Beebe</i>				29. RELATION TO CHILD mother					
30. 12a. other informant				31. 12b.					

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SEP 01 2016

NEBRASKA LIQUOR  
CONTROL COMMISSION

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NEBRASKA LIQUOR  
CONTROL COMMISSION

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NEBRASKA LIQUOR  
CONTROL COMMISSION

WHEN THIS COPY CARRIES THE RAISED SEAL OF THE NEBRASKA HEALTH AND HUMAN SERVICES SYSTEM, IT CERTIFIES THE BELOW TO BE A TRUE COPY OF THE ORIGINAL RECORD ON FILE WITH THE NEBRASKA HEALTH AND HUMAN SERVICES SYSTEM, VITAL STATISTICS SECTION, WHICH IS THE LEGAL DEPOSITORY FOR VITAL RECORDS.

DATE OF ISSUANCE  
DEC 17 1997

LINCOLN, NEBRASKA

*Stanley S. Cooper*  
STANLEY S. COOPER  
ASSISTANT STATE REGISTRAR  
HEALTH AND HUMAN SERVICES SYSTEM

STATE OF NEBRASKA—DEPARTMENT OF HEALTH  
BUREAU OF VITAL STATISTICS  
CERTIFICATE OF LIVE BIRTH

126- 84 06456

CHILD—NAME			FIRST	MIDDLE	LAST	SEX	DATE OF BIRTH (Month, Day, Year)		HOUR
1. Katie			Ann	Drake	2. Female	3a. April 20, 1984		3b. 7:22a	
HOSPITAL—NAME (If not in hospital, give street and number)					INSIDE CITY LIMITS (Specify Yes or No)	CITY, TOWN, OR LOCATION OF BIRTH		COUNTY OF BIRTH	
4a. Good Samaritan Hospital					4b. Yes	4c. Kearney		4d. Buffalo	
I certify that the stated information concerning this child is true to the best of my knowledge and belief.						DATE SIGNED (Month, Day, Year)		NAME AND TITLE OF ATTENDANT IF OTHER THAN CERTIFIER	
5a. (Signature) <i>L. R. Smith</i>						5b. 4-24-84		5c.	
CERTIFIER—NAME AND TITLE (Type or print)						MAILING ADDRESS (STREET OR R.F.D. NO., CITY OR TOWN, STATE, ZIP)			
6a. L. R. Smith, M.D.						6b. 211 W 33rd, Kearney, NE 68847			
REGISTRAR—SIGNATURE						RECEIVED MONTH DAY YEAR			
7a. <i>Quetta Neal</i>						7b. 4-30-84			
MOTHER—MAIDEN NAME			FIRST	MIDDLE	LAST	AGE (At time of this birth)	CITY AND STATE OF BIRTH (If not in U.S.A., Name Country)		
8a. Anastasia			Woitaszewski		8b. 26	8c. Loup City, Nebraska			
RESIDENCE—STATE	COUNTY	CITY, TOWN, OR LOCATION, (Include zip code)		INSIDE CITY LIMITS (Specify Yes or No)	STREET AND NUMBER				
9a. Nebraska	9b. Buffalo	9c. Kearney 68847		9d. Yes	9e. 209 W 27th Apt. 1				
MOTHER'S MAILING ADDRESS—Enter if not same as residence									
FATHER—NAME			FIRST	MIDDLE	LAST	AGE (At time of this birth)	CITY AND STATE OF BIRTH (If not in U.S.A., Name Country)		
10. Duane			Allen	Drake	11b. 25	11c. Loup City, Nebraska			
11a. I certify that the personal information provided on this certificate is correct to the best of my knowledge and belief. (Signature of Parent or other informant)						RELATION TO CHILD			
12a. Anastasia Drake						12b. Mother			

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**SUBMISSION OF FINGERPRINTS /  
PAYMENT OF FEES TO NSP-CID**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: [www.lcc.nebraska.gov](http://www.lcc.nebraska.gov)

RECEIVED AUG 12 2016 Office Use Only NEBRASKA LIQUOR CONTROL COMMISSION	
Class: C	License #: 119782

Applicant Name: Prairie City LLC  
(Corporation, LLC, Partnership or Individual)

Trade Name: Prairie City Chophouse  
(Doing Business As)

(402) 416-4295  
Phone Number

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SEP 01 2016  
NEBRASKA LIQUOR  
CONTROL COMMISSION  
williamhenry08@gmail.com  
Contact E-mail Address

**DIRECTIONS FOR SUBMITTING FINGERPRINTS AND FEE PAYMENTS:**

- See Application Requirement Guide for listing of Fingerprint Requirements, found on our website under "Licensing" tab in "Guidelines / Brochures". **FAILURE TO FILE FINGERPRINT CARDS AND PAY THE REQUIRED PROCESSING FEE TO THE NEBRASKA STATE PATROL WILL DELAY THE ISSUANCE OF YOUR LIQUOR LICENSE.**
- This completed form **MUST** be included with your Liquor License Application and/or Manager Application or changes to: Corporate Officers or Stockholders, LLC Members, Partners or Addition of Spouse where new fingerprint cards are required (see New Application Requirement Guide).
- **DO NOT** send fee payments to the NLCC – fees **MUST** be paid directly to NSP;  
*Include a list of names covered by your payment to insure proper application of payment.*
- Fee payment of **\$28.75 per person** must be made directly to the NSP;  
It is recommended to make payment through the NSP PayPort online system at [www.ne.gov/go/nsp](http://www.ne.gov/go/nsp)  
Or checks made payable to NSP should be mailed directly to the following address:  
**The Nebraska State Patrol – CID Division  
3800 NW 12<sup>th</sup> Street  
Lincoln, NE 68521**
- Fingerprints are not required for spouses that have no involvement with business - Spousal Affidavit of Non Participation (Form 116) is required in lieu of fingerprints.
- Fingerprints taken at NSP locations will be forwarded to NSP – CID;  
*Applicant(s) will not have cards to include with license application.*
- Fingerprints taken at local law enforcement offices will be released to the applicants;  
*Fingerprint cards should be submitted with the application.*

**Please complete information on the following pages for EACH person fingerprinted.**

FORM 147  
REV MAR 2016  
PAGE 1

Nebraska City

1. Name: William Scott Heng Date of Birth: 12-22-83 Last 4 SSN: 4323  
(Please print legibly)

Fingerprints on file with the commission? YES ☒

How was payment made to NSP? ☒ NSP PAYPORT ☐ CASH ☐ CHECK SENT TO NSP Ck # \_\_\_\_\_

2. Name: Katie ANN Drake-Heng  
(Please print legibly)

Date of Birth: 4-20-82 Last 4 SSN: 2932

Fingerprints on file with the commission? YES ☐

How was payment made to NSP? ☐ NSP PAYPORT ☐ CASH ☐ CHECK SENT TO NSP Ck # \_\_\_\_\_

3. Name: \_\_\_\_\_  
(Please print legibly)

Date of Birth: \_\_\_\_\_ Last 4 SSN: \_\_\_\_\_

Fingerprints on file with the commission? YES ☐

How was payment made to NSP? ☐ NSP PAYPORT ☐ CASH ☐ CHECK SENT TO NSP Ck # \_\_\_\_\_

4. Name: \_\_\_\_\_  
(Please print legibly)

Date of Birth: \_\_\_\_\_ Last 4 SSN: \_\_\_\_\_

Fingerprints on file with the commission? YES ☐

How was payment made to NSP? ☐ NSP PAYPORT ☐ CASH ☐ CHECK SENT TO NSP Ck # \_\_\_\_\_

5. Name: \_\_\_\_\_  
(Please print legibly)

Date of Birth: \_\_\_\_\_ Last 4 SSN: \_\_\_\_\_

Fingerprints on file with the commission? YES ☐

How was payment made to NSP? ☐ NSP PAYPORT ☐ CASH ☐ CHECK SENT TO NSP Ck # \_\_\_\_\_

6. Name: \_\_\_\_\_  
(Please print legibly)

Date of Birth: \_\_\_\_\_ Last 4 SSN: \_\_\_\_\_

Fingerprints on file with the commission? YES ☐

How was payment made to NSP? ☐ NSP PAYPORT ☐ CASH ☐ CHECK SENT TO NSP Ck # \_\_\_\_\_

I hereby certify that fees of \$28.75 per person have been submitted directly to the Nebraska State Patrol – CID office. The undersigned certifies on behalf of the Corporation, LLC, Partnership or Licensee that it is understood that a misrepresentation of fact is cause for rejection of this application or suspension, cancellation or revocation of any license issued.

Name (Print): Will Heng Title: 8-1-16

Signature: [Signature] Date: 8-1-16

FORM 147  
REV JAN 2016  
PAGE 2

City Council may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close.

**APPLICATION FOR LIQUOR LICENSE  
LIMITED LIABILITY COMPANY (LLC)  
INSERT - FORM 3b**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: [www.lcc.nebraska.gov](http://www.lcc.nebraska.gov)

Office Use

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SEP 01 2016

NEBRASKA LIQUOR  
CONTROL COMMISSION

All members including spouse(s), are required to adhere to the following requirements:

- 1) All members spouse(s) must be listed
- 2) Managing/Contact member and all members holding over 25% interest and their spouse(s) (if applicable) must submit fingerprints. See Form 147 for further information, this form MUST be included with your application.
- 3) Managing/Contact member and all members holding over 25 % shares of stock and their spouse (if applicable) must sign the signature page of the Application for License form 100 (even if a spousal affidavit has been submitted)

Attach copy of Articles of Organization (must show electronic stamp or barcode receipt by Secretary of States office)

Name of Registered Agent: William Heng

Name of Limited Liability Company that will hold license as listed on the Articles of Organization

Prairie City LLC 010223489

LLC Address: 610 central Ave

City: Nebraska City State: NE Zip Code: 68410

LLC Phone Number: 402-416-4295 LLC Fax Number: \_\_\_\_\_

Name of Managing/Contact Member

Name and information of contact member must be listed on following page

Last Name: Heng First Name: William MI: S

Home Address: 2431 Steamwagon Rd City: Nebraska City

State: Nebraska Zip Code: 68410 Home Phone Number: 402-416-4295

William Heng

Signature of Managing/Contact Member

**ACKNOWLEDGEMENT**

State of Nebraska  
County of Otoe

The foregoing instrument was acknowledged before me this August 18<sup>th</sup> 2016 by William S Heng

Date Ellen J. Kuennig

name of person acknowledge

Affix Seal



GENERAL NOTARY-State of Nebraska  
ELLEN J KUENNING  
My Commission Expires April 26, 2018

Nebraska City

List names of all members and their spouses (even if a spousal affidavit has been submitted)

Last Name: Drake - Heng First Name: Katie MI: A  
Social Security Number: 008-17-2932 Date of Birth: 4-20-84  
Spouse Full Name (indicate N/A if single): William Scott Heng  
Spouse Social Security Number: [REDACTED] Date of Birth: ~~4-20-84~~ 12-22-83  
Percentage of member ownership 50

Last Name: Heng First Name: William MI: S  
Social Security Number: [REDACTED] Date of Birth: 12-22-83  
Spouse Full Name (indicate N/A if single): Katie Ann Drake-Heng  
Spouse Social Security Number: [REDACTED] Date of Birth: 4-20-84  
Percentage of member ownership 50

Last Name: \_\_\_\_\_ First Name: RECEIVED  
Social Security Number: \_\_\_\_\_ Date of Birth: SEP 01 2016  
Spouse Full Name (indicate N/A if single): \_\_\_\_\_  
Spouse Social Security Number: \_\_\_\_\_ Date of Birth: NEBRASKA LIQUOR CONTROL COMMISSION  
Percentage of member ownership \_\_\_\_\_

Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ MI: \_\_\_\_\_  
Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_  
Spouse Full Name (indicate N/A if single): \_\_\_\_\_  
Spouse Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_  
Percentage of member ownership \_\_\_\_\_

Nebraska City

Is the applying Limited Liability Company controlled by another corporation/company?

☐ YES

☒ NO

If yes, provide the following:

- 1) Name of corporation \_\_\_\_\_
- 2) Supply an organizational chart of the controlling corporation named above
- 3) Controlling corporation **MUST** be registered with the Nebraska Secretary of State, copy of articles must be submitted with application §53-126

---

Indicate the company's tax year with the IRS (Example January through December)

Starting Date: Sept Ending Date: Aug

---

Is this a Non Profit Corporation?

☐ YES

☒ NO

If yes, provide the Federal ID #. \_\_\_\_\_

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SEP 01 2016

NEBRASKA LIQUOR  
CONTROL COMMISSION

**MANAGER APPLICATION  
INSERT - FORM 3c**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: [www.lcc.nebraska.gov](http://www.lcc.nebraska.gov)

Office Use

**RECEIVED**

SEP 01 2016

**NEBRASKA LIQUOR  
CONTROL COMMISSION**

**FORM MUST BE COMPLETELY FILLED OUT IN ORDER FOR APPLICATION TO BE  
PROCESSED**

**MANAGER MUST:**

- Complete all sections of the application. Be sure it is signed by a **member or corporate officer**, corporate officer or member must be an individual on file with the Liquor Control Commission
- Fingerprints are required. See form 147 for further information, read form carefully to avoid delays in processing, this form **MUST** be included with your application.
- Provide a copy of one of the following: US birth certificate, naturalization papers or current US passport (even if you have provided this before)
- Be a registered voter in the State of Nebraska, include a copy of voter card or print document from Secretary of State website with application

Spouse who **will not** participate in the business, spouse must:

- Complete the Spousal Affidavit of Non Participation Insert (must be notarized). The non-participating spouse completes the top half; the manager completes the bottom half. **Be sure to complete both halves of this form.**
- Need not answer question #1 of the application

Spouse who **will** participate in the business, the spouse must:

- Sign the application
- Fingerprints are required. See form 147 for further information, read form carefully to avoid delays in processing, this form **MUST** be included with your application.
- Provide a copy of one of the following: birth certificate, naturalization papers or current US passport (even if you have provided this before)
- Be a registered voter in the state of Nebraska, include a copy of voter card with application
- Spousal Affidavit of Non Participation Insert **not** required

BARCODE



**MANAGER APPLICATION  
INSERT - FORM 3c**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: [www.lcc.nebraska.gov](http://www.lcc.nebraska.gov)

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**MUST BE:**

- ✓ Citizen of the United States. Include copy of US birth certificate, naturalization paper or current US passport
- ✓ Nebraska resident. Include copy of voter registration card or print out document from Secretary of State website
- ✓ Fingerprinted. See form 147 for further information, read form carefully to avoid delays in processing, this form **MUST** be included with your application
- ✓ 21 years of age or older

**Corporation/LLC information**

Name of Corporation/LLC: Prairie City LLC

**Premise information**

Liquor License Number: \_\_\_\_\_ Class Type \_\_\_\_\_ (if new application leave blank)

Premise Trade Name/DBA: Prairie City Chop House

Premise Street Address: 610 Central Ave

City: Nebraska City County: otoe Zip Code: 68410

Premise Phone Number: 402-416-4295

Premise Email address: william.hengst@gmail.com

**The individual whose name is listed as a corporate officer or managing member as reported on insert form 3a or 3b or listed with the Commission. To see authorized officers or members search your license information [here](#).**

  
**SIGNATURE REQUIRED BY CORPORATE OFFICER / MANAGING MEMBER**

(Faxed signatures are acceptable)

# Nebraska City

Manager's information must be completed below PLEASE PRINT CLEARLY

Last Name: Heng First Name: William MI: S  
 Home Address: 2431 Steam wagon Rd  
 City: Nebraska city County: otoe Zip Code: 68410  
 Home Phone Number: 402-416-4295  
 Driver's License Number & State: H 12620551 - Nebraska  
 Social Security Number: [REDACTED]  
 Date Of Birth: 12-22-83 Place Of Birth: Nebraska city  
 Email address: williamheng08@gmail.com

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Are you married? If yes, complete spouse's information (Even if a spousal affidavit has been submitted)

☒ YES

☐ NO

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CONTROL COMMISSION

Spouse's information

Spouses Last Name: Drake-Heng First Name: Katie MI: A  
 Social Security Number: [REDACTED]  
 Driver's License Number & State: H 12680424 - Nebraska  
 Date Of Birth: 4-20-84 Place Of Birth: Yearney, NE

APPLICANT & SPOUSE MUST LIST RESIDENCE(S) FOR THE PAST TEN (10) YEARS  
 APPLICANT SPOUSE

CITY & STATE	YEAR FROM	YEAR TO	CITY & STATE	YEAR FROM	YEAR TO
Nebraska city NE	07-16	current	Nebraska City	07-16	Current
Omaha NE.	2013	07-16	Omaha, NE	2013	07-16
Lees Summit MO	2007	2013	Lees Summit, MO	2007	2013
Lincoln NE	2006	2007	Lincoln, NE	2006	2007



## MANAGER'S LAST TWO EMPLOYERS

YEAR FROM	TO	NAME OF EMPLOYER	NAME OF SUPERVISOR	TELEPHONE NUMBER
2014	2016	Self employed owned Hengtime LLC - Franky Olys		402-416-4295
2003	2014	walmart	Many yrs in mgmt	1-800-walmart

## 1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY.

Must be completed by both applicant and spouse, unless spouse has filed an affidavit of non-participation.

Has anyone who is a party to this application, or their spouse, EVER been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea, include traffic violations. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

☒ YES ☐ NO

But only traffic Neither of us has anything besides traffic.  
If yes, please explain below or attach a separate page.

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CONTROL COMMISSION

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (City & State)	Description of Charge	Disposition
William Heng	2011-?	mound city MO	speeding	Paid

## 2. Have you or your spouse ever been approved or made application for a liquor license in Nebraska or any other state?

☒ YES ☐ NO

IF YES, list the name of the premise(s):

Hengtime LLC Franky and Olys

## 3. Do you, as a manager, qualify under Nebraska Liquor Control Act (§53-131.01) and do you intend to supervise, in person, the management of the business?

☒ YES ☐ NO

# Nebraska City

Manager's information must be completed below PLEASE PRINT CLEARLY

Last Name: Heng First Name: William MI: S

Home Address: 2431 Steam wagon Rd

City: Nebraska city County: otoe Zip Code: 68410

Home Phone Number: 402-416-4295

Driver's License Number & State: H 12620551 - Nebraska

Social Security Number: [REDACTED]

Date Of Birth: 12-22-83 Place Of Birth: Nebraska city

Email address: williamheng08@gmail.com

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Are you married? If yes, complete spouse's information (Even if a spousal affidavit has been submitted)

☒ YES

☐ NO

NEBRASKA LIQUOR  
CONTROL COMMISSION

Spouse's information

Spouses Last Name: Drake-Heng First Name: Katie MI: A

Social Security Number [REDACTED]

Driver's License Number & State: H 12680424 - Nebraska

Date Of Birth: 4-20-84 Place Of Birth: Kearney, NE

APPLICANT & SPOUSE MUST LIST RESIDENCE(S) FOR THE PAST TEN (10) YEARS  
APPLICANT SPOUSE

CITY & STATE	YEAR FROM	YEAR TO	CITY & STATE	YEAR FROM	YEAR TO
Nebraska city NE	07-16	current	Nebraska City	07-16	Current
Omaha NE.	2012	07-16	Omaha, NE	2013	07-16
Lees Summit MO	2007	2012	Lees Summit, MO	2007	2013
Lincoln NE	2006	2007	Lincoln, NE	2006	2007

City Council may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close.

## Nebraska City

## MANAGER'S LAST TWO EMPLOYERS

YEAR FROM	TO	NAME OF EMPLOYER	NAME OF SUPERVISOR	TELEPHONE NUMBER
2014	2016	Self employed owned Hengtime LLC - Franky Olys		402-416-4295
2003	2014	walmart	Mary was in mgmt	1-800-walmart

## 1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY.

Must be completed by both applicant and spouse, unless spouse has filed an affidavit of non-participation.

Has anyone who is a party to this application, or their spouse, EVER been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea, include traffic violations. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

☒ YES ☐ NO

But only traffic Neither of us has anything besides traff. SEP 01 2016

If yes, please explain below or attach a separate page.

NEBRASKA LIQUOR  
CONTROL COMMISSION

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (City & State)	Description of Charge	Disposition
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IF YES, list the name of the premise(s):

Hengtime LLC Franky and Olys

## 3. Do you, as a manager, qualify under Nebraska Liquor Control Act (§53-131.01) and do you intend to supervise, in person, the management of the business?

☒ YES ☐ NO

# Nebraska City

4. List the alcohol related training and/or experience (when and where) of the person making application.

\*NLCC Training Certificate Issued: \_\_\_\_\_ Name on Certificate: \_\_\_\_\_

Applicant Name	Date (mm/yyyy)	Name of program (attach copy of course completion certificate)
William Heng	2014	the basic course needed in past
Katie Ann Drake-Heng	2014	↓ ↓

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\*For list of NLCC Certified Training Programs see [training](#)

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Experience:

Applicant Name / Job Title	Date of Employment:	Name & Location of Business:
Katie Drake Heng <sup>mgr</sup> <sub>owner</sub>	2014-2016	Franky and olys - Fremont NE
William Heng <sup>mgr</sup> <sub>owner</sub>	2011-2016	Franky and olys - Fremont NE

5. Have you enclosed form 147 regarding fingerprints?

☒ YES

☐ NO

City Council may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close.

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City Council may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close.

# Nebraska City

U.S. House of Rep	2	Legislature	10	Mayor	None
City Council	None	Bd of Regents	8	State Bd of Ed	8
NRD	3	MUD	Yes	Metro CC	2
OPPO	6	ESU	None	Learning Community	1
Public Svc Comm	2	Supreme Court	2	County Comm	5
Appeals Court	2	School District	Omaha Sub #04		

## DISTRICT INFORMATION

<b>Name:</b>	William S Heng	<b>Address:</b>	8803 Wyoming St Omaha, NE 68122
<b>Polling Place:</b>	Abrahams Branch Library Meeting Room 5111 North 90th Street Omaha, NE 68134 Hndcp. Use The Main Entrance		
<b>Party:</b>	R	<b>Ward:</b>	08
<b>Precinct:</b>	11	<b>Ballot Type:</b>	01
<b>Date Issued:</b>	3/14/14		



## VOTER INFORMATION

This is your new permanent **POLLING PLACE INFORMATION / ACKNOWLEDGEMENT OF REGISTRATION CARD**. This card replaces any previous card you may have received. Please discard any old cards to avoid confusion. Please review your name, address, and political party listed below. If you find errors, please contact us immediately. Remember to reregister every time you move, change your name, or change parties.

You do not need to present this card in order to vote; however, it will help ensure you are voting at your correct location and in the correct precinct. Visit our website or call us for more information. If you have any questions, please contact us at (402) 444-VOTE (8683). You may also visit the Election Commission website at [www.votedouglascounty.com](http://www.votedouglascounty.com).

This is your new permanent **POLLING PLACE INFORMATION / ACKNOWLEDGEMENT OF REGISTRATION CARD**. This card replaces any previous card you may have received. Please discard any old cards to avoid confusion. Please review your name, address, and political party listed below. If you find errors, please contact us immediately. Remember to reregister every time you move, change your name, or change parties.

You do not need to present this card in order to vote; however, it will help ensure you are voting at your correct location and in the correct precinct. Visit our website or call us for more information. If you have any questions, please contact us at (402) 444-VOTE (8683). You may also visit the Election Commission website at [www.votedouglascounty.com](http://www.votedouglascounty.com).

## VOTER INFORMATION

<b>Name:</b>	Katie Ann Drake-Heng	<b>Address:</b>	8803 Wyoming St Omaha, NE 68122
<b>Polling Place:</b>	Abrahams Branch Library Meeting Room 5111 North 90th Street Omaha, NE 68134 Hndcp. Use The Main Entrance		
<b>Party:</b>	R	<b>Ward:</b>	08
<b>Precinct:</b>	11	<b>Ballot Type:</b>	01
<b>Date Issued:</b>	3/14/14		



1992086

## DISTRICT INFORMATION

U.S. House of Rep	2	Legislature	10	Mayor	None
City Council	None	Bd of Regents	8	State Bd of Ed	8
NRD	3	MUD	Yes	Metro CC	2
OPPO	6	ESU	None	Learning Community	1
Public Svc Comm	2	Supreme Court	2	County Comm	5
Appeals Court	2	School District	Omaha Sub #04		

★ POLLS ARE OPEN ON ELECTION DAY FROM 8:00 A.M. TO 6:00 P.M. ★

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City Council may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close.



THIS LEASE AGREEMENT is made and entered into July 1 2016, by and between William and Katie Heng, whose address is 610 central ave Nebraska City NE. (hereinafter referred to as "Landlord"), and Prairie City LLC, whose address is 610 central ave Nebraska City NE, (hereinafter referred to as "Tenant").

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#### ARTICLE I - GRANT OF LEASE

Landlord, in consideration of the rents to be paid and the covenants and agreements to be performed and observed by the Tenant, does hereby lease to the Tenant and the Tenant does hereby lease and take from the Landlord the property described in Exhibit "A" attached hereto and by reference made a part hereof (the "Leased Premises"), together with, as part of the parcel, all improvements located thereon.

#### ARTICLE II - LEASE TERM

Section 1. Total Term of Lease. The term of this Lease shall begin on the commencement date, as defined in Section 2 of this Article II, and shall terminate on July 1, 2021

Section 2. Commencement Date. The "Commencement Date" shall mean the date on which the Tenant shall commence to conduct business on the Leased Premises, so long as such date is not in excess of sixty (60) days subsequent to execution hereof.

#### ARTICLE III - EXTENSIONS

The parties hereto may elect to extend this Agreement upon such terms and conditions as may be agreed upon in writing and signed by the parties at the time of any such extension.

#### ARTICLE IV - TENANT'S COVENANTS

Section 1. TENANT's Covenants. Tenant covenants and agrees as follows:

a. To procure any licenses and permits required for any use made of the Leased Premises by Tenant, and upon the expiration or termination of this Lease, to remove its goods and effects and those of all persons claiming under it, and to yield up peaceably to Landlord the Leased Premises in good order, repair and condition in all respects; excepting only damage by fire and casualty covered by Tenant's insurance coverage, structural repairs (unless Tenant is obligated to make such repairs hereunder) and reasonable wear and tear;

b. To permit Landlord and its agents to examine the Leased Premises at

## Nebraska City

reasonable times and to show the Leased Premises to prospective purchasers of the Building and to provide Landlord, if not already available, with a set of keys for the purpose of said examination, provided that Landlord shall not thereby unreasonably interfere with the conduct of Tenant's business;

c. To permit Landlord to enter the Leased Premises to inspect such repairs, improvements, alterations or additions thereto as may be required under the provisions of this Lease. If, as a result of such repairs, improvements, alterations, or additions, Tenant is deprived of the use of the Leased Premises, the rent shall be abated or adjusted, as the case may be, in proportion to that time during which, and to that portion of the Leased Premises of which, Tenant shall be deprived as a result thereof.

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### ARTICLE V - INDEMNITY BY TENANT

Section 1. Indemnity and Public Liability. The Tenant shall save Landlord harmless and indemnify Landlord from all injury, loss, claims or damage to any person or property while on the Leased Premises, unless caused by the willful acts or omissions or gross negligence of Landlord, its employees, agents, licensees or contractors. Tenant shall maintain, with respect to the Leased Premises, public liability insurance with limits of not less than one million dollars for injury or death from one accident and \$250,000.00 property damage insurance, insuring Landlord and Tenant against injury to persons or damage to property on or about the Leased Premises. A copy of the policy or a certificate of insurance shall be delivered to Landlord on or before the commencement date and no such policy shall be cancellable without ten (10) days prior written notice to Landlord.

### ARTICLE VI - SIGNAGE

Section 1. Exterior Signs. Tenant shall have the right, at its sole risk and expense and in conformity with applicable laws and ordinances, to erect and thereafter, to repair or replace, if it shall so elect signs on any portion of the Leased Premises, providing that Tenant shall remove any such signs upon termination of this lease, and repair all damage occasioned thereby to the Leased Premises.

Section 2. Interior Signs. Tenant shall have the right, at its sole risk and expense and in conformity with applicable laws and ordinances, to erect, maintain, place and install its usual and customary signs and fixtures in the interior of the Leased Premises.

### ARTICLE VII - INSURANCE

Section 1. Insurance Proceeds. In the event of any damage to or



Nebraska City

destruction of the Leased Premises, Tenant shall adjust the loss and settle all claims with the insurance companies issuing such policies. The parties hereto do irrevocably assign the proceeds from such insurance policies for the purposes hereinafter stated to any institutional first mortgagee or to Landlord and Tenant jointly, if no institutional first mortgagee then holds an interest in the Leased Premises. All proceeds of said insurance shall be paid into a trust fund under the control of any institutional first mortgagee, or of Landlord and Tenant if no institutional first mortgagee then holds an interest in the Leased Premises, for repair, restoration, rebuilding or replacement, or any combination thereof, of the Leased Premises or of the improvements in the Leased Premises. In case of such damage or destruction, Landlord shall be entitled to make withdrawals from such trust fund, from time to time, upon presentation of:

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- a. bills for labor and materials expended in repair, restoration, rebuilding or replacement, or any combination thereof;
- b. Landlord's sworn statement that such labor and materials for which payment is being made have been furnished or delivered on site; and
- c. the certificate of a supervising architect (selected by Landlord and Tenant and approved by an institutional first mortgagee, if any, whose fees will be paid out of said insurance proceeds) certifying that the work being paid for has been completed in accordance with the Plans and Specifications previously approved by Landlord, Tenant and any institutional first mortgagee in a first class, good and workmanlike manner and in accordance with all pertinent governmental requirements.

Any insurance proceeds in excess of such proceeds as shall be necessary for such repair, restoration, rebuilding, replacement or any combination thereof shall be the sole property of Landlord subject to any rights therein of Landlord's mortgagee, and if the proceeds necessary for such repair, restoration, rebuilding or replacement, or any combination thereof shall be inadequate to pay the cost thereof, Tenant shall suffer the deficiency.

**Section 2. Subrogation.** Landlord and Tenant hereby release each other, to the extent of the insurance coverage provided hereunder, from any and all liability or responsibility (to the other or anyone claiming through or under the other by way of subrogation or otherwise) for any loss to or damage of property covered by the fire and extended coverage insurance policies insuring the Leased Premises and any of Tenant's property, even if such loss or damage shall have been caused by the fault or negligence of the other party.

**Section 3. Contribution.** Tenant shall reimburse Landlord for all insurance

Nebraska City

premiums connected with or applicable to the Leased Premises for whatever insurance policy the Landlord, at its sole and exclusive option, should select.

ARTICLE IIX - TITLE

Section 1. Subordination. Tenant shall, upon the request of Landlord in writing, subordinate this Lease to the lien of any present or future institutional mortgage upon the Leased Premises irrespective of the time of execution or the time of recording of any such mortgage. Provided, however, that as a condition to such subordination, the holder of any such mortgage shall enter first into a written agreement with Tenant in form suitable for recording to the effect that:

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a. in the event of foreclosure or other action taken under the mortgage by the holder thereof, this Lease and the rights of Tenant hereunder shall not be disturbed but shall continue in full force and effect so long as Tenant shall not be in default hereunder, and

b. such holder shall permit insurance proceeds and condemnation proceeds to be used for any restoration and repair required. Tenant agrees that if the mortgagee or any person claiming under the mortgage shall succeed to the interest of Landlord in this Lease, Tenant will recognize said mortgagee or person as its Landlord under the terms of this Lease, provided that said mortgagee or person for the period during which said mortgagee or person respectively shall be in possession of the Leased Premises and thereafter their respective successors in interest shall assume all of the obligations of Landlord hereunder. The word "mortgage", as used herein includes mortgages, deeds of trust or other similar instruments, and modifications, and extensions thereof. The term "institutional mortgage means a mortgage securing a loan from a bank (commercial or savings) or trust company, insurance company or pension trust or any other lender institutional in nature and constituting a lien upon the Leased Premises.

Section 2. Quiet Enjoyment. Landlord covenants and agrees that upon Tenant paying the rent and observing and performing all of the terms, covenants and conditions on Tenant's part to be observed and performed hereunder, that Tenant may peaceably and quietly have, hold, occupy and enjoy the Leased Premises in accordance with the terms of this Lease without hindrance or molestation from Landlord or any persons lawfully claiming through Landlord.

Section 3. Zoning and Good Title. Landlord warrants and represents, upon which warranty and representation Tenant has relied in the execution of this Lease, that Landlord is the owner of the Leased Premises, in fee simple absolute, free and clear of all encumbrances, except for the

## Nebraska City

easements, covenants and restrictions of record as of the date of this Lease. Such exceptions shall not impede or interfere with the quiet use and enjoyment of the Leased Premises by Tenant. Landlord further warrants and covenants that this Lease is and shall be a first lien on the Leased Premises, subject only to any Mortgage to which this Lease is subordinate or may become subordinate pursuant to an agreement executed by Tenant, and to such encumbrances as shall be caused by the acts or omissions of Tenant; that Landlord has full right and lawful authority to execute this Lease for the term, in the manner, and upon the conditions and provisions herein contained; that there is no legal impediment to the use of the Leased Premises as set out herein; that the Leased Premises are not subject to any easements, restrictions, zoning ordinances or similar governmental regulations which prevent their use as set out herein; that the Leased Premises presently are zoned for the use contemplated herein and throughout the term of this lease may continue to be so used therefor by virtue of said zoning, under the doctrine of "non-conforming use", or valid and binding decision of appropriate authority, except, however, that said representation and warranty by Landlord shall not be applicable in the event that Tenant's act or omission shall invalidate the application of said zoning, the doctrine of "non-conforming use" or the valid and binding decision of the appropriate authority. Landlord shall furnish without expense to Tenant, within thirty (30) days after written request therefor by Tenant, a title report covering the Leased Premises showing the condition of title as of the date of such certificate, provided, however, that Landlord's obligation hereunder shall be limited to the furnishing of only one such title report.

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Section 4. Licenses. It shall be the Tenant's responsibility to obtain any and all necessary licenses and the Landlord shall bear no responsibility therefor; the Tenant shall promptly notify Landlord of the fact that it has obtained the necessary licenses in order to prevent any delay to Landlord in commencing construction of the Leased Premises.

## ARTICLE IX - MISCELLANEOUS

Section 1. Assignment and Subletting. Under the terms and conditions hereunder, Tenant shall have the absolute right to transfer and assign this lease or to sublet all or any portion of the Leased Premises or to cease operating Tenant's business on the Leased Premises provided that at the time of such assignment or sublease Tenant shall not be in default in the performance and observance of the obligations imposed upon Tenant hereunder, and in the event that Tenant assigns or sublets this property for an amount in excess of the rental amount then being paid, then Landlord shall require as further consideration for the granting of the right to assign or sublet, a sum equal to fifty (50%) percent of the difference between the amount of rental to be charged by Tenant to Tenant's sublessee

Nebraska City

or assignee and the amount provided for herein, payable in a manner consistent with the method of payment by the sublessee or assignee to the Tenant, and/or fifty (50%) percent of the consideration paid or to be paid to Tenant by Tenant's sublessee or assignee. Landlord must consent in writing to any such sublessee or assignee, although such consent shall not be unreasonably withheld. The use of the Leased Premises by such assignee or sublessee shall be expressly limited by and to the provisions of this lease.

Section 2. Fixtures. All personal property, furnishings and equipment presently and all other trade fixtures installed in or hereafter by or at the expense of Tenant and all additions and/or improvements, exclusive of structural, mechanical, electrical, and plumbing, affixed to the Leased Premises and used in the operation of the Tenant's business made to, in or on the Leased Premises by and at the expense of Tenant and susceptible of being removed from the Leased Premises without damage, unless such damage be repaired by Tenant, shall remain the property of Tenant and Tenant may, but shall not be obligated to, remove the same or any part thereof at any time or times during the term hereof, provided that Tenant, at its sole cost and expense, shall make any repairs occasioned by such removal.

Section 3. Estoppel Certificates. At any time and from time to time, Landlord and Tenant each agree, upon request in writing from the other, to execute, acknowledge and deliver to the other or to any person designated by the other a statement in writing certifying that the Lease is unmodified and is in full force and effect, or if there have been modifications, that the same is in full force and effect as modified (stating the modifications), that the other party is not in default in the performance of its covenants hereunder, or if there have been such defaults, specifying the same, and the dates to which the rent and other charges have been paid.

Section 4. Invalidity of Particular Provision. If any term or provision of this Lease or the application hereof to any person or circumstance shall, to any extent, be held invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be valid and be enforced to the fullest extent permitted by law.

Section 5. Captions and Definitions of Parties. The captions of the Sections of this Lease are for convenience only and are not a part of this Lease and do not in any way limit or amplify the terms and provisions of this Lease. The word "Landlord" and the pronouns referring thereto, shall mean, where the context so admits or requires, the persons, firm or

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corporation named herein as Landlord or the mortgagee in possession at any time, of the land and building comprising the Leased Premises. If there is more than one Landlord, the covenants of Landlord shall be the joint and several obligations of each of them, and if Landlord is a partnership, the covenants of Landlord shall be the joint and several obligations of each of the partners and the obligations of the firm. Any pronoun shall be read in the singular or plural and in such gender as the context may require. Except as in this Lease otherwise provided, the terms and provisions of this Lease shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

Nothing contained herein shall be deemed or construed by the parties hereto nor by any third party as creating the relationship of principal and agent or of partnership or of a joint venture between the parties hereto, it being understood and agreed that neither any provision contained herein, nor any acts of the parties hereto, shall be deemed to create any relationship between the parties hereto other than the relationship of Landlord and Tenant.

Section 6. Brokerage. No party has acted as, by or through a broker in the effectuation of this Agreement, except as set out hereinafter.

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Section 7. Entire Agreement. This instrument contains the entire and only agreement between the parties, and no oral statements or representations or prior written matter not contained in this instrument shall have any force and effect. This Lease shall not be modified in any way except by a writing executed by both parties.

Section 8. Governing Law. All matters pertaining to this agreement (including its interpretation, application, validity, performance and breach) in whatever jurisdiction action may be brought, shall be governed by, construed and enforced in accordance with the laws of the State of NEBRASKA. The parties herein waive trial by jury and agree to submit to the personal jurisdiction and venue of a court of subject matter jurisdiction located in OTOE County, State of NEBRASKA. In the event that litigation results from or arises out of this Agreement or the performance thereof, the parties agree to reimburse the prevailing party's reasonable attorney's fees, court costs, and all other expenses, whether or not taxable by the court as costs, in addition to any other relief to which the prevailing party may be entitled. In such event, no action shall be entertained by said court or any court of competent jurisdiction if filed more than one year subsequent to the date the cause(s) of action actually accrued regardless of whether damages were otherwise as of said time calculable.

Section 9. Contractual Procedures. Unless specifically disallowed by law,

City Council may hold a closed session by the affirmative vote of a majority of its voting members if a closed session is clearly necessary for the protection of the public interest or for the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting. The subject matter and the reason necessitating the closed session shall be identified in the motion to close.

Nebraska City

should litigation arise hereunder, service of process therefor may be obtained through certified mail, return receipt requested; the parties hereto waiving any and all rights they may have to object to the method by which service was perfected.

Section 10. Extraordinary remedies. To the extent cognizable at law, the parties hereto, in the event of breach and in addition to any and all other remedies available thereto, may obtain injunctive relief, regardless of whether the injured party can demonstrate that no adequate remedy exists at law.

Section 11. Reliance on Financial Statement. Tenant shall furnish concurrently with the execution of this lease, a financial statement of Tenant prepared by an accountant. Tenant, both in corporate capacity, if applicable, and individually, hereby represents and warrants that all the information contained therein is complete, true, and correct. Tenant understands that Landlord is relying upon the accuracy of the information contained therein. Should there be found to exist any inaccuracy within the financial statement which adversely affects Tenant's financial standing, or should Tenant's financial circumstances materially change, Landlord may demand, as additional security, an amount equal to an additional two (2) months' rent, which additional security shall be subject to all terms and conditions herein, require a fully executed guaranty by a third party acceptable to Landlord, elect to terminate this Lease, or hold Tenant personally and individually liable hereunder.

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CONTROL COMMISSION

IN WITNESS WHEREOF, the parties hereto have executed this Lease the day and year first above written or have caused this Lease to be executed by their respective officers thereunto duly authorized.

Signed, sealed and delivered in the presence of:

LANDLORD SIGNATURE:

LANDLORD PRINT:

DATE:

TENANT SIGNATURE:

TENANT PRINT:

DATE:

Done

Prairie City Chophouse logo ideas\_MAY16.pdf



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CONTROL COMMISSION

## Prairie City Chophouse

Prairie City is a warm setting designed on a small town rustic feel which compliments the community it is located in. The theme has a distressed rustic feel with a splash of color here and there. From the custom concrete bar-top to the handcrafted bar and furniture you will likely never see another atmosphere like it.

### OBJECTIVES:

Successful operation of our base foundation of the building, but continuous progress to renovate the rest of the building and explore multiple routes of income.

### MISSION:

- Prairie City will offer consistent mouth-watering food and beverages in a relaxing environment.
- Prairie City's staff will provide superior customer by always maintaining an upbeat, happy, courteous, and clientele focused atmosphere.
- We strive to be the go to destination of choice in the area for customers looking for an amazing meal.
- Our staff will be offered a rewarding, fun, and empowering workplace with opportunities for growth.

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## Nebraska City

-We will be a good neighbor to other businesses in our area and we will contribute and support our community.

### **KEYS TO SUCCESS:**

- Offer outstanding consistent meals and drinks to our customers.
- Implement and maintain a high level of food standards to all suppliers.
- Create a happy and rewarding workplace.

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CONTROL COMMISSION**

### **COMPANY SUMMARY:**

Prairie City is a steakhouse concept with a soothing, fun setting. From our aged steaks to our amazing sandwiches and wraps we are sure to please. Beverages will include an impressive wine list, microbrews, and outstanding cocktails. The location of the building utilizes a large footprint on the main corridor, Central Avenue, of Nebraska City and it can't be missed with the eye catching front curve above the main entrance.

### **COMPANY OWNERSHIP:**

- The building located at 610 Central Avenue is owned by William and Katie Heng.
- Prairie City, LLC. is the owner and operator of the business which is managed by William and Katie Heng.

### **START UP FINANCIALS:**

- The building was purchased for \$50,000 by William and Katie Heng and paid in-full with a cash payment.
- Initial remodel budget of \$70,000 to open the main steakhouse portion of the building with monies provided by William and Katie Heng no loan obtained.
- Inventory \$20,000 William and Katie Heng will also provide this.
- Equipment and serving ware will also be provided by William and Katie Heng owned from previous business ventures or was purchased with the building.

### **COMPANY LOCATION AND FACILITIES:**

Prairie City is located in Nebraska City, NE a historic community that generates a large amount of tourism, but also has the local sustainability to maintain a facility of this size. Prairie City Chop House is established at 610 Central Avenue on the historic main street of Nebraska City. The design and architecture of the building is guaranteed to catch your eye as you pass by on Central Avenue and draws you to come in and check out the inside and get a warm meal.

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## MENU:

Prairie city will offer a simple yet flavorful steakhouse menu that will focus on the lunch and dinner crowd.

Hours of operation 10:30 am to 10:00 pm Monday through Friday and 10:30 am to 8:00 pm on Sundays.

### APPETIZERS

ONION PETALS-fresh sliced onions coated with a crispy seasoned batter... \$5.98

WING-DINGS-cooked to order jumbo chicken wings served with your choice of sauce-hot, mild, teriyaki, Thai chili, sweet apple BBQ, or plain... 10 for \$7.98

CHIZLINS-fresh choice sirloin diced and lightly seasoned flour breaded and fried...\$6.98

SPINACH AND ARTICHOKE DIP-creamy mixture of spinach, artichokes, Monterey jack, cream cheese, and seasonings served with tortilla chips...\$5.98

STEAK QUESIDILLIA-choice top sirloin steak strips with pepper jack cheese folded over in a soft tortilla served with sour cream and salsa...\$6.58 (can substitute chicken too).

SPICED APPLE SWEDISH MEATBALLS-fresh ground beef meatballs tossed in a sweet apple BBQ sauce...\$5.98

### SALADS

PRAIRIE CITY HOUSE SALAD-crisp tossed salad with a blend of iceberg and romaine lettuce, sprinkled with shredded cheese and tomatoes served with your choice of dressing...\$3.98

CHOP HOUSE SALAD-our fresh Prairie City house salad amped up with a chopped chicken breast choose from crispy or grilled, red onions, and cucumbers served with your choice of dressing...\$8.98

### BURGERS

LEGION BURGER-ground beef patty with your choice of side...\$6.98...add cheese for .50¢

WESTERN BURGER-fresh ground beef patty topped with melted cheese, sweet apple BBQ sauce, and an onion ring on our gourmet bun with your choice of side...\$7.98

SIDNEY BURGER-ground beef patty dressed with two strips of bacon, lettuce, tomatoes, and American cheese served with your side of choice...\$7.98

SWISS SMOTHERED BURGER-fresh patty of ground beef with sautéed mushrooms and onions smothered

EL DIABLO BURGER-ground beef patty with sautéed jalapeños and ghost pepper jack cheese served with your choice of side...\$7.98

### PRAIRIE CITY PORK CHOPS

## Nebraska City

**FARMHOUSE CHOP**-True White Marble Farms pork chop seasoned and grilled to perfection served with a side salad and a choice of side...\$13.98

**TURBO CHARGED CHOPS**-Prairie City's Farmhouse Chop intensified with your choice of sweet apple BBQ sauce, Bourbon glaze, or smothered in mushrooms, onions, and Monterey jack cheese served with a side salad and your choice of side...\$15.98

### PRAIRIE CITY CHICKEN

**CALIFORNIA JACK SMOTHERED CHICKEN**-tender grilled chicken breast topped with a delicious array of sautéed mushrooms, onions, and Monterey jack cheese served with a side salad and your choice of side...\$12.98

### PRAIRIE CITY PASTAS

**THREE CHEESE GARLIC MAC N CHEESE**-a melty three cheese blend cooked to perfection mac n cheese served with garlic bread and your choice of side...\$7.98

**PRAIRIE CITY ALFREDO**-fettuccini noodles covered in a creamy Alfredo sauce served with garlic bread and a side salad...\$10.98... dress it up and add your choice of grilled steak or chicken...\$12.98

### WRAPS AND SANDWICHES

**CHICKEN BACON RANCH WRAP**-crispy or grilled chicken and bacon with lettuce, tomatoes, cheddar cheese, and ranch dressing wrapped in a soft tortilla served with your choice of side...\$7.98

**STEAK AND CHEESE WRAP**-grilled seasoned sirloin strips, shredded cheese and sautéed mushrooms, onions, and green peppers served with your choice of side...\$7.98

**PRAIRIE CITY PHILLY**-Prairie City's version of Philly cheesesteak with juicy sirloin strips, mushrooms, onions, green peppers and melted Swiss cheese on a hearty hoagie bun served with your choice of side...\$7.98

**THE HILLBILLY CLUB**-triple decker cuts of fresh turkey, ham, and sizzling bacon with cheese, lettuce and tomatoes squeezed between Texas Toast...\$7.98

**SWEET APPLE BBQ PULLED PORK**-slow cooked pork shoulder tossed in our sweet apple BBQ sauce on our gourmet buns served with your choice of side...\$7.98

**CHICKEN SANDWICH**-choose from crispy or grilled chicken topped with lettuce, tomatoes, red onions, and a tangy honey mustard sauce served with your choice of side...\$6.98...ask your server to spice it up and choose The Monterey to add bacon, sweet apple BBQ sauce, and Monterey jack cheese or Smothered to add sautéed mushrooms, onions, and Swiss cheese...\$8.98

### PRAIRIE CITY STEAKS

**RIBEYE BONE IN #1**-hand cut from a corn fed bone in choice Certified Angus ribeye cooked to order served with a side salad and your choice of side...\$24.98

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**FLAT IRON STEAK**-juicy flat iron steak cooked from a hand cut corn fed choice Certified Angus chuck blade made to order served with a side salad and your choice of side...\$16.98

**BASEBALL SIRLOIN**-thick cut filet of corn fed choice Certified Angus sirloin served with a side salad and your choice of side...\$17.98...ask for the butterfly cut especially if you want your steak medium well or well.

**\*\*Step it up a notch with sautéed mushrooms and onions for...???**

### DESERTS

**APPLE COBBLER**-fresh baked apple cobbler layered with whip topping and drizzled in a caramel sauce...\$???

**CHOCOLATE CAKE**-moist layered chocolate cake enrobed in chocolate icing with whip topping and drizzled in chocolate sauce...\$???

**LEMON CAKE**-light refreshing lemon cake with lemon crème curd layered, whip topping and drizzled in a raspberry sauce...\$???

**SNICKERS PIE**-gooey snickers pie, heated and served with a scoop of vanilla ice cream...\$???

**APPLE PIE**-Grandma's fresh baked apple pie served plain, with caramel sauce, or ale mode...\$???

### KIDDOS

**\*\*\$4.98 (12 AND UNDER) DRINK INCLUDED FREE REFILLS ON SODA ONLY\*\***

**GRILLED CHEESE**-all American grilled cheese sandwich served with fries

**CHEESEBURGER**-kiddo sized ground beef burger with melted cheese served with fries

**MAC N CHEESE**-Prairie City mac n cheese served with garlic bread

**MINI CORNDOGS**-battered dipped mini corndogs served with fries

# STATE OF NEBRASKA

United States of America, } ss.  
State of Nebraska }

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AUG 12 2016  
NEBRASKA LIQUOR  
CONTROL COMMISSION  
Secretary of State  
State Capitol  
Lincoln, Nebraska

I, John A. Gale, Secretary of State of the  
State of Nebraska, do hereby certify that

## PRAIRIE CITY, LLC

a Limited Liability Company filed a Certificate of Organization on March 28,  
2016.

I further certify that attached is a true and correct copy of the above  
mentioned Certificate of Organization.

*This certificate is not to be construed as an endorsement,  
recommendation, or notice of approval of the entity's financial  
condition or business activities and practices.*

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NEBRASKA LIQUOR  
CONTROL COMMISSION

In Testimony Whereof,



I have hereunto set my hand and  
affixed the Great Seal of the  
State of Nebraska on this date of

March 28, 2016

*John A. Gale*  
Secretary of State

NE Sec of State John A Gale - CORP CATO  
1001386233  
PRAIRIE CITY, LLC  
Filed: 03/28/2016 12:21 PM  
Pgs: 2

**CERTIFICATE OF ORGANIZATION  
OF  
PRAIRIE CITY, LLC**

The undersigned, acting as the organizer of Prairie City, LLC, for the purposes hereinafter set forth, under and in conformity with the laws of the State of Nebraska does hereby make this written certificate in duplicate and hereby states:

**ARTICLE I  
Name**

The name of the company is Prairie City, LLC (the "Company").

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**ARTICLE II  
Duration**

The period of duration of the Company shall be perpetual.

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CONTROL COMMISSION  
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**ARTICLE III  
Purpose and Powers**

SEP 01 2016

The Company is organized to engage in and do any lawful act concerning any and all lawful business for which a limited liability company may be organized under the Nebraska Uniform Limited Liability Company Act (the "Act"), and any enlargement of such powers conferred by subsequent legislative acts.

NEBRASKA LIQUOR  
CONTROL COMMISSION

The Company shall have and exercise all powers and rights conferred upon a limited liability company by the Act and any enlargement of such powers conferred by subsequent legislative acts.

**ARTICLE IV  
Initial Designated Office-Initial Agent for Service of Process**

The Initial Designated Office and Principal Place of Business of the Company in Nebraska is 610 Central Avenue, Nebraska City, Nebraska, 68410.

The name of the Company's initial agent for service of process is David Stage. The office of the initial agent for service of process is 103 South McKenna Avenue, PO Box 520, Gretna, Nebraska 68028.

Nebraska City

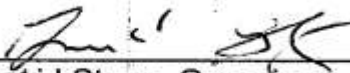
**ARTICLE V**  
**Management of the Company**

The management of the Company is set forth in the Operating Agreement of the Company to be adopted by all of the Members and shall govern the operation of the business and the Members accordingly.

**ARTICLE VI**  
**Organizer of the Company**

The name and address of the organizer of the Company is David Stage, 103 South McKenna Avenue, PO Box 520, Gretna, Nebraska 68028.

EXECUTED in duplicate by the undersigned on the 28 day of March, 2016

  
\_\_\_\_\_  
David Stage, Organizer

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CONTROL COMMISSION

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CONTROL COMMISSION



## Nebraska City

Nebraska Department of <b>REVENUE</b>		<b>Real Estate Transfer Statement</b>		FORM <b>521</b>	
<p style="text-align: center;">• To be filed with the Register of Deeds. • Read instructions on reverse side. • If additional space is needed, add an attachment and identify the item.</p>					
The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.					
1 County Name <b>OTOE - 65</b>		2 County Number <b>OTOE - 65</b>		3 Date of Sale/Transfer Mo. <b>3</b> Day <b>8</b> Yr. <b>16</b>	
4 Date of Deed Mo. <b>3</b> Day <b>7</b> Yr. <b>16</b>					
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) <b>The Avenue Grill Co., LLC</b> Street or Other Mailing Address <b>610 Central Avenue</b> City <b>Nebraska City</b> State <b>NE</b> Zip Code <b>68410</b> Phone Number <b>(402) 274-8213</b> Email Address <b>n/a</b>			6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) <b>William S. Heng &amp; Katie A. Drake-Heng</b> Street or Other Mailing Address <b>8803 Wyoming St.</b> City <b>Omaha</b> State <b>NE</b> Zip Code <b>68162</b> Phone Number <b>(402) 416-4295</b> Email Address <b>n/a</b>		
7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.					
(A) Status		(B) Property Type		(C)	
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL		<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational		<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home	
8 Type of Deed					
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery <input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death <input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other					
9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
10 Type of Transfer					
<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree <input type="checkbox"/> Exchange <input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust <input type="checkbox"/> Imrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition <input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)					
11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
12 Was real estate purchased for sale or lease? (If No, state the intended use.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
13 Was the transfer between relatives, or if to a trustee, are the trustee and beneficiary relatives? (If Yes, check the appropriate box.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child					
14 What is the current market value of the real property? <b>\$50,000</b>					
15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input checked="" type="checkbox"/> Yes <b>J.J. Palmag</b> <input type="checkbox"/> No					
18 Address of Property <b>610 Central Avenue</b> <b>Nebraska City, NE 68410</b>					
19 Name and Address of Person to Whom the Tax Statement Should be Sent <b>William S. Heng &amp; Katie A. Drake-Heng</b> <b>8803 Wyoming St.</b> <b>Omaha, NE 68162</b>					
18a <input type="checkbox"/> No address assigned 18b <input type="checkbox"/> Vacant land					
20 Legal Description <b>All of Lot Ten (10) and the West Half (W½) of Lot Eleven (11), all in Block Seven (7), Nebraska City Proper Addition to Nebraska City, Otoe County, Nebraska.</b>					
21 If agricultural, list total number of acres <b>n/a</b>					
22 Total purchase price, including any liabilities assumed					
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)					
24 Adjusted purchase price paid for real estate (line 22 minus line 23)					
25 If this transfer is exempt from the documentary stamp tax, list the exemption number <b>n/a</b>					
<p>Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.</p> <p><b>William S. Heng or Katie A. Drake-Heng</b> (402) 416-4295          Print or Type Name of Grantee or Authorized Representative Phone Number          Signature of Grantee or Authorized Representative Title Date <b>3/8/16</b></p>					
<b>sign here</b>					
<b>Register of Deed's Use Only</b>					
26 Date Deed Recorded Mo. _____ Day _____ Yr. _____		27 Value of Stamp or Exempt Number \$ _____		28 Recording Date	
Nebraska Department of Revenue					
Authorized by Neb. Rev. Stat. §§ 76-214, 77-1327(2)					

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Nebraska City



This is a legally binding agreement. If not understood, seek legal advice.



**Addendum to Purchase Agreement**

NEBRASKA LIQUOR  
CONTROL COMMISSION

The Seller and Buyer named in the Purchase Agreement dated September 23, 2015  
for the sale of 610 Central, Nebraska City, Neb 68410  
agree to the following terms in addition to or as modifications of those stated in the Agreement:  
EXTEND CLOSING TO ON OR BEFORE March 10, 2016

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SEP 01 2016

NEBRASKA LIQUOR  
CONTROL COMMISSION

Dated 5-7-16

Seller

Seller

Dated 3-8-16

Buyer WILLIAM HENG

Buyer KATIE DRAKE HENG

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J.J. Palmtag, Inc., 1024 Central Avenue Nebraska City, NE 68410  
Phone: 402-297-0083

Fax: 402-873-3506

Jan Madsen

Produced with ZipForm® by zipLogix 19070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)

Avenue Grill

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Nebraska City  
**BOARD OF PUBLIC WORKS**  
**NEBRASKA CITY, NEBRASKA**

September 15, 2016

The Honorable Mayor and  
Members of the City Commission  
Nebraska City, Nebraska 68410

It has come to our attention that the Lease on the City Electric Vehicle is coming up for renewal or purchase buyout on approximately October 1, 2016. It is our understanding that this vehicle purchased with the assistance of an approximate \$15,000.00 Grant from the Nebraska Environmental Trust as applied for through the Nebraska Community Energy Alliance and whose subsequent Lease payments were covered through the Federal Tax Credit as applied through the Leasing Company resulting at this time of a Vehicle Buyout Option of \$12,504.00 plus a documentation fee of \$199.00.

It is our understanding that the City Offices do not wish to do the Vehicle Buyout Option. The Utilities Department had discussions with City Officials two years ago about this vehicle and were originally going to take possession of the vehicle. However because of the Lease Arrangement, it was not able to fit into the City's Budget in FY 2016-2017. It is our belief that this vehicle could be utilized extensively by our Meter Reading Department and others within the Utilities Department. It is also our belief that because this vehicle was acquired through a Grant from the Nebraska Environmental Trust that ownership should continue. Therefore, the Board of Public Works recommends the approval of the Buyout of the Lease from Woodhouse Leasing in the amount of \$12,504.00 plus the documentation fee of \$199.00. Of course Sales Tax would be in addition to this figure.

In addition to this Electric Vehicle, two electric charging stations have been acquired through Grants from the Environmental Trust through Nebraska Community Energy Alliance as well as the conversion of four vehicles in the Utilities Department to Natural Gas fuel with an additional Grant recently submitted for two additional vehicles in 2017. We, the Board and Staff believe that the CNG vehicles of the Utilities will provide for more economical operation and reduced maintenance over the years.

Respectfully submitted,

BOARD OF PUBLIC WORKS

  
\_\_\_\_\_  
John James, Secretary

Nebraska City

**BOARD OF PUBLIC WORKS**  
**NEBRASKA CITY, NEBRASKA**

September 27, 2016

The Honorable Mayor and  
Members of the City Commission  
Nebraska City, Nebraska 68410

The Board of Public Works respectfully recommends the approval of the bid from Larson Motors of Nebraska City in the amount of \$63,764.25 for the purchase of a 2017 F550 chassis with CNG Fuel Conversion for the replacement of Vehicle #17, a 1999 Chevy 1 Ton chassis and also the approval of the bid from Palfleet Truck Equipment of Council Bluffs, Iowa in the amount of \$18,524.00 for the removal of, the refurbishing of, and the mounting of the fiberbox from present vehicle #17 to the chassis of the 2017 F550.

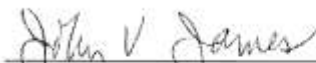
The refurbished boxes will be equipped with a PTO Pump and Hydraulic Reservoir, Air compressor and air tank, air hose and reel, and backup camera.

The cost of the 2017 F550 will ultimately be reduced by \$15,000.00 due to a Grant to be received from the Nebraska Environmental Trust for the conversion of this vehicle to Compressed Natural Gas as an alternative fuel. This Grant was applied for through the Nebraska Community Energy Alliance of which Nebraska City is a member.

The conversion of this truck to Compressed Natural Gas ultimately should lead to more economical fuel costs along with longer engine life and lower maintenance costs. This would be the 8<sup>th</sup> vehicle converted to Compressed Natural Gas and the 4<sup>th</sup> vehicle converted through a Grant from the Nebraska Environmental Trust. This vehicle was budgeted for in Fiscal Year 2016-2017 and is approximately \$7,000.00 under budget. However, Sales Tax will be due upon licensing of the vehicle and therefore placing it right about at budget.

Respectfully submitted,

BOARD OF PUBLIC WORKS



John James, Secretary

I hereby certify that the approval of the City Commission of the City of Nebraska City, Nebraska, for the above recommendation was granted at their meeting on:

Date

Randy Dunster, City Clerk/Treasurer

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Nebraska City



**RESOLUTION NO. 2720-16**

**DESIGATION OF “NO PARKING” AREAS**

**WHEREAS** the City of Nebraska City has the authority pursuant to City Code Section 35-255 to prohibit parking on designated streets and erect signs giving notice thereof;

**WHEREAS** the City of Nebraska City has reviewed the designated “No Parking” areas around the Nebraska City High School property due to the change in street width from the Steinhart Trail Project;

**AND WHEREAS** said “No Parking” areas are hereby deemed necessary for the control of parking and traffic in that area and to protect the safety of pedestrians and vehicles near the parks and school;

**NOW THEREFORE, BE IT RESOLVED** that the City Council of the City of Nebraska City, Nebraska, hereby establishes “No Parking” designations on Arbor Avenue from Steamwagon Road to Steinhart Park Road and from Steinhart Park Road south to Central Avenue. No person shall park a vehicle upon any such street in violation of any such signs.

Passed and approved this 3<sup>rd</sup> day of October, 2016.

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Bryan Bequette, Mayor

ATTEST:

\_\_\_\_\_  
Randy Dunster, City Clerk-Treasurer